

**WILLMAR PLANNING COMMISSION  
CITY OF WILLMAR, MN  
WEDNESDAY, JANUARY 25, 2012**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, January 25, 2012, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

\*\* Members Present: Mark Klema, Charlie Oakes, Scott Thaden, Andrew Engan, Nick Davis, Randy Czarnetski, and Virgilio Aguirre, Jr.

\*\* Members Absent: Bob Poe, and Gary Geiger.

\*\* Others Present: Andrew Bjur, Beverly Dougherty, Linda Mathiasen, Cecil Meyer, Steve Renquist, Mary Catherwood, Megan Sauer- Planner.

3. MINUTES: The minutes of the January 11, 2012 meeting were approved with the correction of a typo on Page 2 under #5 from Mr. Scott to Mr. Thaden.

4. MEYER'S ADDITION PRELIMINARY PLAT- FILE NO. 12-01: The public hearing opened at 7:01 p.m. Cecil Meyer presented a three parcel preliminary plat reconfiguring existing lots on property described as: Lots 13 & 14 excluding the S 20' of E 50' of Lot 13, Block 52, Original Townsite of Willmar (611 and 615 Becker Ave. SW), AND Lot 1 and N 30' of Lot 2, Block 52, Original Townsite of Willmar (402 6<sup>th</sup> St. SW). The 402 6<sup>th</sup> St. SW parcel is owned by Cela-James Investments LLC, and a portion of their access and parking lot will be combined with the parcel to the west making the middle lot more functional.

The Planning Commission reviewed and discussed Staff Comments (see Attachment A).

With no comments from the public the hearing was closed at 7:06 p.m.

The Planning Commission discussed the current access and parking being lost by proposed Lot 3 and gained by proposed Lot 2. They discussed possible parking scenarios to be added to proposed Lot 1. Staff added that any new curb cuts would have to be approved by the City Engineer and on-street parking would be lost.

Mr. Oakes made a motion, seconded by Mr. Czarnetski, to approve the preliminary plat with the following condition:

- A. A parking agreement and access easement shall be recorded with the plat to ensure access and parking for proposed Lot 3.

The motion carried.

5. COMMUNITY OWNED GROCERY STORE PRESENTATION: Linda Mathiasen gave a presentation on the COG (Willmar Community-Owned Grocery) a co-op member owned but professionally run grocery selling local whole foods. The presentation was for information only (see Attachment B) and to educate the Commission about this effort and what has been done and what is yet to be accomplished.

6. MISCELLANY: The Commission asked staff to have a summary of current building projects and building permit reports be included in their information packets to help keep them informed on the project occurring in the City of Willmar.

Also, the Commission suggested working on the Zoning Ordinance update as the meeting schedule allows, staff commented that too was their goal when there weren't applications to take action on.

7. There being no further business to come before the Commission, the meeting adjourned at 7:58 p.m.

Respectfully submitted,

Megan M. Sauer, ACIP  
Planner/Airport Manager